

# Lynchburg Parking Authority

## Minutes

City Manager's Office  
900 Church Street  
Lynchburg, VA 24504

Tuesday, January 10, 2006  
5:00 p.m.

### Members Present

Dennis Howard, Chairman  
Michael Gillette, Vice Chairman  
Bert Dodson  
Tom Gerdy  
Linda Jones  
Terri Proffitt

### Members Absent

Kelvin Moore

### Staff Present

Kimball Payne  
Mary Jane Russell  
Rachel Flynn  
Lee Newland  
Brian Thrower

### 1. Call to Order

Mr. Howard called the meeting to order.

### 2. Approval of Minutes

The Authority approved the minutes as distributed with no amendments.

### 3. Discussion with Bank of the James Building Owners

Ms. Russell gave an overview of a proposed parking deck at 8<sup>th</sup> and Commerce Street. Ms. Russell stated she and the Industrial Development Authority have been in discussions with the Bank of the James building owners, as well as Genworth regarding the possibility of assisting with the proposed deck. Ms. Russell stated the Industrial Development Authority has been briefed on the proposal and is initially supportive from a conceptual standpoint. Genworth is also supportive of the proposed deck, as it would like to see more convenient parking downtown for its current employees and may lead to increases in its overall downtown employment figures.

Carlton Black, co-owner of the Bank of the James building and real estate agent, presented his thoughts on the proposed new parking deck. Mr. Black stated the Bank of the James building is now approximately 75% occupied with little parking left inside the building. In addition, he and other investors also own the Bank of America building, as well as the Galleria property, both of which are experiencing high occupancy and have few convenient spaces for employees and visitors. Mr. Black stated he has trouble recruiting new businesses downtown, due to the lack of convenient parking. Most businesses Mr. Black tries to recruit downtown want individual parking spaces for their employees, not

unstructured parking whereby employees are assigned a floor - not a specific space. Mr. Black stated he and the other building investors have not yet considered technology parking controls to maximize the efficiency of their current parking structures but it is something they may be open to discussing.

Several questions were raised regarding financing options and revenue sources for the proposed parking deck. These questions will be more fully discussed over time as more information is brought forth.

#### **4. Feedback on December 13<sup>th</sup> Meeting**

The Authority will discuss the Desman Associates and Time & Parking Controls presentations, as well as the Parking and Parking Management handouts during the next meeting.

#### **5. Next Steps**

Several members of the Authority expressed their interest in developing a more cohesive and structured set of goals and objectives for the Authority to meet, in order to better define its purpose and overall plan of action. As a result, the Authority developed several preliminary goals, which they directed staff to further define and operationalize. Staff will send to Authority members for review before the next meeting.

The Authority agreed the February 14 meeting should consist of further discussing the Authority's goals and objectives, the December 13 meeting presentations and handouts, and revisions to the Authority's resolution.

The Authority discussed having Desman Associates give a presentation on East End parking at a future meeting.

The Authority also discussed extending its meetings to 1 ½ hours and using e-mail communications on a regular basis to more efficiently accomplish its work.

#### **6. Adjourn**

The meeting was adjourned with no further business. The next meeting will be held on Tuesday, February 14 at 5:00 p.m. in the City Manager's Office.